SOUTH FLORIDA WATER MANAGEMENT DISTRICT

PARTIAL RELEASE OF CONSERVATION EASEMENT

Return recorded document to:
South Florida Water Management District
Regulation Division - MSC 9510
3301 Gun Club Road
West Palm Beach, FL 33406

Permit: 49-00477-S; Application 150128-7

Tract: Venezia

This Partial Release of Conservation Easement ("Partial Release") is made this 4th day of June, 2016 by the SOUTH FLORIDA WATER MANAGEMENT DISTRICT ("District") having an address of 3301 Gun Club Road, West Palm Beach, Florida 33406 and a mailing address of Post Office Box 24680, West Palm Beach, Florida 33416-4680.

WITNESSETH:

WHEREAS, Deerfield Land Corporation granted in favor of the District that certain Deed of Conservation Easement dated December 20, 1999 and recorded in Official Records Book 1700 at Page 1888 of the Public Records of Osceola County, Florida, as may be amended through the date hereof (hereinafter referred to as the “Conservation Easement”) encumbering the real property described on Exhibit “A” attached hereto and made a part hereof (hereinafter referred to as the “Original Premises”); and

WHEREAS, the District has been requested to release a portion of the Conservation Easement with respect to only that portion of the Original Premises described on Exhibit “B” attached hereto and made a part hereof (hereinafter referred to as the “Release Parcel”); and

WHEREAS, the District is amenable to amending the conservation easement to release a portion of the Conservation Easement only with respect to the Release Parcel.

NOW, THEREFORE, for good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, the District hereby partially releases the Conservation Easement to discharge, terminate and release the Conservation Easement with respect to only the Release Parcel, without impairing the operation and effect of the Conservation Easement as to the remainder of the original premises which are not contained within the Release Parcel, (the original Premises less and except the Release Parcel is hereinafter referred to as the “Remainder Premises”). The Conservation Easement shall remain in full force and effect with respect to the Remainder Premises and shall remain unaffected by this Partial Release of Conservation Easement. All references in the Conservation Easement to “Property” shall hereafter mean and refer to the Remainder Premises.

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IN WITNESS WHEREOF, the South Florida Water Management District has caused this Partial Release of Conservation Easement to be executed in its name and its official seal affixed hereto by Kevin Powers, Vice-Chairman, and attested by its District Clerk, this day of 14th day of April, 2016.

(Corporate Seal)

ATTEST:

(Signed)
District Clerk

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 14th day of April, 2016

by Kevin Powers, Vice-Chair of the South Florida Water Management District, a public corporation of the State of Florida, on behalf of the corporation, who is personally known to me.

Kathleen A. Massey
Notary Public

My Commission Expires: 8/3/17

Legal Form Approved
By Office of Counsel, June 2013

sfwmd.gov
WITNESSES:

Nuria Montalvo
Print Name: Nuria Montalvo

Susan Courmes Chiono
Print Name: Susan Courmes Chiono

OWNER:

DEERFIELD LAND CORPORATION, a Delaware corporation

By: Thomas M. Roehlk
Vice President and Secretary

STATE OF FLORIDA
COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me this 18th day of March, 2016 by Thomas M. Roehlk, as Vice President and Secretary of Deerfield Land Corporation, a Delaware corporation, on behalf of the corporation. He is personally known to me or who has produced _______________________________ as identification.

Susan Courmes Chiono
Notary Public
Print
My Commission Expires: April 19, 2019

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EXHIBIT A - ORIGINAL PREMISES

(Original legal description from the original Conservation Easement)

OSCEOLA CORPORATE CENTER
NON REGIONAL WETLAND NO 25A

Description

A tract of land being a portion of the Southwest 1/4 of Section 3, Township 25 South, Range 59 East, Osceola County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Section 3; thence South 89 degrees 57 minutes 03 seconds East (S 89°57'03" E) along the South line of the Southwest 1/4 of Section 3 for 1222.59 feet; thence North 00 degrees 02 minutes 37 seconds East (N 00°02'57" E), a distance of 917.88 to the POINT OF BEGINNING, thence North 89 degrees 57 minutes 03 seconds West (N 89°57'03" W) along the North line of that tract of land described in Official Records Book 224, Page 737, Public Records of Osceola County, Florida, a distance of 196.65 feet; thence North 51 degrees 08 minutes 05 seconds West (N 51°08'05" W), a distance of 68 45 feet; thence North 17 degrees 07 minutes 16 seconds East (N 17°07'16" E), a distance of 54 03 feet; thence North 55 degrees 18 minutes 37 seconds West (N 55°18'37" W), a distance of 65 69 feet; thence North 75 degrees 32 minutes 51 seconds West (N 75°32'51" W), a distance of 55 53 feet; thence North 62 degrees 41 minutes 11 seconds West (N 62°41'11" W), a distance of 46.09 feet; thence South 38 degrees 45 minutes 38 seconds West (S 38°45'38" W), a distance of 54.21 feet; thence South 08 degrees 04 minutes 03 seconds West (S 08°04'03" W), a distance of 45.95 feet; thence South 16 degrees 21 minutes 32 seconds East (S 16°21'32" E), a distance of 42.21 feet; thence South 62 degrees 18 minutes 19 seconds East (S 62°18'19" E), a distance of 48.21 feet; thence South 74 degrees 30 minutes 34 seconds East (S 74°30'34" E), a distance of 51.02 feet; thence South 37 degrees 16 minutes 48 seconds East (S 37°16'48" E), a distance of 72.51 feet; thence North 89 degrees 57 minutes 03 seconds West (N 89°57'03" W), a distance of 106.26 feet; thence South 03 degrees 15 minutes 25 seconds West (S 03°15'25" W), a distance of 322.22 feet; thence North 84 degrees 11 minutes 50 seconds West (N 84°11'50" W), a distance of 107.91 feet; thence North 01 degrees 11 minutes 55 seconds East (N 01°11'55" E), a distance of 453.91 feet; thence North 27 degrees 25 minutes 14 seconds East (N 27°25'14" E), a distance of 28.96 feet; thence North 27 degrees 25 minutes 34 seconds East (N 27°25'34" E), a distance of 5.98 feet; thence North 00 degrees 59 minutes 17 seconds East (N 00°59'17" E), a distance of 44.86 feet; thence North 50 degrees 45 minutes 33 seconds East (N 50°45'33" E), a distance of 29.18 feet; thence North 55 degrees 50 minutes 30 seconds East (N 55°50'30" E), a distance of 59.02 feet; thence North 02 degrees 10 minutes 46 seconds East (N 02°10'46" E), a distance of 99.50 feet; thence North 26 degrees 49 minutes 47 seconds West (N

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26°49'47" W), a distance of 31.89 feet; thence North 19 degrees 48 minutes 47 seconds West (N 19°48'47" W), a distance of 33.62 feet; thence North 61 degrees 22 minutes 24 seconds West (N 61°22'24" W), a distance of 19.61 feet; thence South 19 degrees 46 minutes 56 seconds West (S 19°46'56" W), a distance of 33.21 feet; thence South 19 degrees 03 minutes 56 seconds West (S 19°03'56" W), a distance of 31.23 feet; thence South 38 degrees 20 minutes 30 seconds West (S 38°20'30" W), a distance of 64.11 feet; thence North 00 degrees 15 minutes 25 seconds East (N 00°15'25" E), a distance of 139.33 feet; thence North 89 degrees 56 minutes 41 seconds West (N 89°56'41" W), a distance of 183.73 feet; thence North 31 degrees 31 minutes 06 seconds East (N 31°31'06" E), a distance of 63.55 feet; thence along a curve having a radius of 2080.00 feet, arc length of 537.45 feet, delta angle of 14 degrees 48 minutes 16 seconds (14°48'16"), a chord bearing of South 82 degrees 32 minutes 01 seconds East (S 82°32'01" E), and a chord length of 533.95 feet; thence South 89 degrees 56 minutes 09 seconds East (S 89°56'09" E), a distance of 182.78 feet; thence South 45 degrees 25 minutes 30 seconds East (S 45°25'30" E), a distance of 87.23 feet; thence South 15 degrees 21 minutes 15 seconds West (S 15°21'15" W), a distance of 73.50 feet; thence South 58 degrees 50 minutes 15 seconds West (S 58°50'15" W), a distance of 66.26 feet; thence South 01 degrees 43 minutes 25 seconds East (S 01°43'25" E), a distance of 100.44 feet; thence South 04 degrees 09 minutes 35 seconds West (S 04°09'35" W), a distance of 152.54 feet to the POINT OF BEGINNING.

Contains: 4.977 Acres, more or less

No buffer required.

Prepared by: Tinklepaugh Surveying Services, Inc.
1104 East Robinson Street
Orlando, Florida 32801
EXHIBIT B – RELEASE PARCEL

(Exhibit to be prepared by Owner containing the legal description of only the property to be released. Permit Reviewer must confirm that Exhibit B contains only the description of the portion being released)
LEGAL DESCRIPTION

A tract of land being a portion of Wetland 25A, as recorded in Official Records Book 1790, Page 1888, of the Public Records of Osceola County, Florida, being more particularly described as follows:

BEGIN at the most Easterly corner of Lot 1, OSCEOLA CORPORATE CENTER REFLAT SEVEN, as recorded in Plat Book 18, Page 102, of the Public Records of Osceola County, Florida; said point being on a curve concave Northward having a chord bearing of South 82°31'46" East and a radius of 2,086.00 feet; thence run Easterly along the Southerly Right of Way line of Osceola Parkway per Official Records Book 1167, Page 1038, of the Public Records of Osceola County, Florida, and the arc of said curve through a central angle of 14°48'35" for a distance of 337.65 feet to the point of tangency; thence continue along the Southerly Right of Way of Osceola Parkway, South 89°56'03" East, a distance of 181.71 feet; thence run South 44°53'09" East, a distance of 70.65 feet to a point on the West Right of Way of U.S. Highway No. 441; thence run South 00°03'02" West, along said Westerly Right of Way line, a distance of 29.92 feet; thence, departing the West Right of Way line of U.S. Highway No. 441, run South 58°50'16" West, a distance of 55.02 feet; thence run South 01°43'25" East, a distance of 100.44 feet; thence run South 04°09'20" West, a distance of 162.54 feet to a point on the North line of the lands described in Official Records Book 224, Page 737, of the Public Records of Osceola County, Florida; thence run North 89°57'03" West, along said North line, a distance of 296.66 feet; thence, departing said North line, run North 21°08'05" West, a distance of 68.45 feet; thence run North 17°07'16" East, a distance of 64.03 feet; thence run North 55°18'37" West, a distance of 66.69 feet; thence run North 75°32'31" West, a distance of 55.53 feet; thence run North 02°41'11" West, a distance of 46.09 feet; thence run South 38°40'38" West, a distance of 54.21 feet; thence run South 08°04'03" West, a distance of 45.05 feet; thence run South 10°21'32" East, a distance of 42.21 feet; thence run South 02°18'10" East, a distance of 48.21 feet; thence run South 74°30'34" East, a distance of 51.02 feet; thence run South 37°16'48" East, a distance of 72.91 feet to a point on the aforesaid North line of the lands described in Official Records Book 224, Page 737; thence run North 89°57'03" West, along said North line, a distance of 106.27 feet to a point on the West line of said lands described in Official Records Book 224, Page 737; thence run South 00°15'26" West, a distance of 73.69 feet to the Northeast corner of Parcel 106-E as described in Official Records Book 2109, Page 1079, of the Public Records of Osceola County, Florida; thence run North 89°44'50" West, along the North line

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of said Parcel 106-E, a distance of 103.49 feet; thence, departing the North line of Parcel 106-E, run North 01'11"55" East, a distance of 215.80 feet; thence run North 27'25"34" East, a distance of 34.95 feet; thence run North 00'59"17" East, a distance of 44.80 feet; thence run North 50'46"38" East, a distance of 22.18 feet; thence run North 35'50"33" East, a distance of 39.02 feet; thence run North 02'10"40" East, a distance of 20.50 feet; thence run North 28'49"47" West, a distance of 31.89 feet; thence run North 19'48"47" West, a distance of 33.62 feet; thence run North 03'22"24" West, a distance of 19.61 feet; thence run South 19'46"56" West, a distance of 33.21 feet; thence run South 19'09"56" West, a distance of 51.23 feet; thence run South 36'27"30" West, a distance of 64.11 feet to a point on the East line of SUN POINTE, according to the plat thereof, as recorded in Plat Book 4, Page 117, of the Public Records of Osceola County, Florida; thence run North 06'18"25" East, along said East line, a distance of 139.33 feet to the Northeast corner of said Plat; thence run North 89'56"41" West, along the North line of said Plat, a distance of 183.73 feet; thence, departing the North line of said plat, run North 31'31"00" East, along the Easterly line of the aforesaid Lot 1, OSCEOLA CORPORATE CENTER REPLAY SEVEN, a distance of 63.53 feet to the POINT OF BEGINNING.

Containing 190,767 square feet or 4.379 acres, more or less.

T15-A40

Prepared by:
Tinklepaugh Surveying Services
850 Courtland Street
Suite 3A
Orlando, Florida 32804
(407) 262-4957

This description and the accompanying sketch or sketches has been prepared in accordance with the Standards set forth in Chapter 51-17, F.A.C., pursuant to Chapters 177 and 472, Florida Statutes. Unless it bears the signature and the original signed seal of a Florida licensed surveyor and snapper this drawing, sketch, plat or map is for informational purposes only and is not valid.

Robert W. Monaco, P.S.M., M.P.S.
Date: February 23, 2016

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